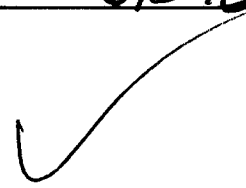


FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 61570

31F# 292⁰⁰

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 337 Redcliff Ct. TAX SCHEDULE NO. 2947-351-19010

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2211

FILING 4 BLK 2 LOT 10 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER K-Development NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 556 25 Road NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 248-9708 USE OF EXISTING BLDGS N/A

(2) APPLICANT K-Development DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 556 25 Road _____

(2) TELEPHONE 248-9708 SFR

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-2 Maximum coverage of lot by structures _____

SETBACKS: Front 30' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 15' from PL Rear 25' from PL Special Conditions _____

Maximum Height _____

CENSUS TRACT 1401 TRAFFIC ZONE 104

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Melanie D. Wood Date 8-13-97

Department Approval Senta J. Costello Date 8-13-97

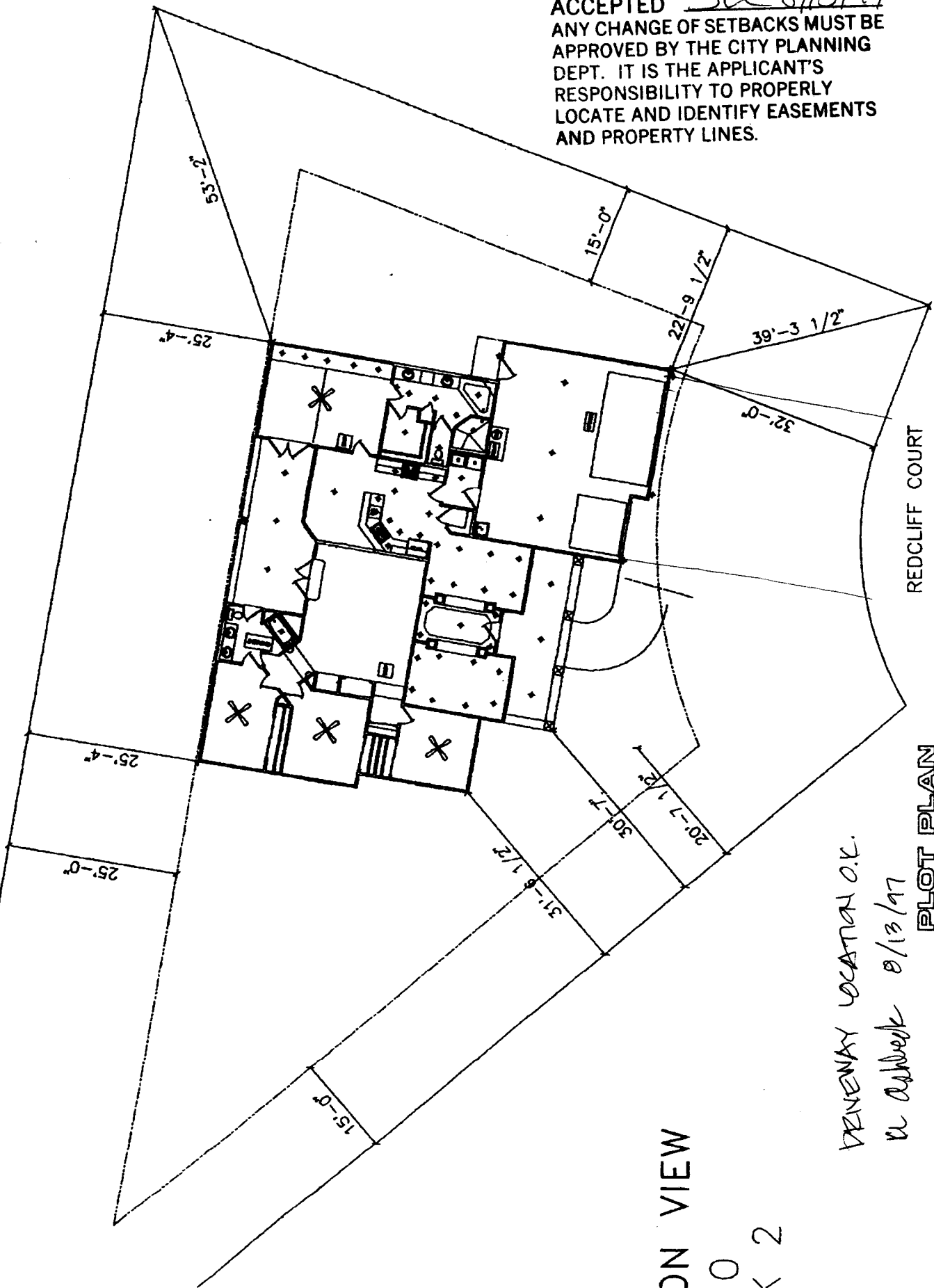
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10464

Utility Accounting Tracy [Signature] Date 8/13/97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED SLC 8/13/97
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



ON VIEW

0
< 2

REDCLIFF COURT

PLOT PLAN

DEWEWAY LOCATION O.K.
w/ setback 8/13/97